

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--February 17, 1965

Appeal #8067 Walter Bell, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on February 23, 1965:

ORDERED:

That the appeal to continue operation of a parking lot for five years at 1311 P Street, N.W., lot 801, square 241, be granted for the following reasons and subject to the conditions hereinafter set forth:

(1) From the records and the evidence adduced at the hearing, the Board finds that the continued use of this property, subject to the conditions hereinafter set forth, will create no dangerous or otherwise objectionable traffic conditions; that the future development and present character of the neighborhood will not be affected adversely, and that the continued use of this property for parking of automobiles is reasonably necessary and convenient to other uses in the vicinity.

(2) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(3) There was objection to the granting of this appeal registered at the public hearing.

The Board finds that this lot has not been operated in a clean and orderly manner and has resulted in damage to the walls of the adjoining building, and therefore makes the following conditions mandatory to the granting of the appeal.

- (a) Permit shall issue for a period of five years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) Appellant shall erect an eight inch high concrete coping three feet removed from the property line. This shall be a permanent installation and not precast.
- (c) Appellant shall resurface the lot with material which forms an all weather impervious surface and paint lines indicating parking spaces thereon.
- (d) Appellant shall erect a 42" high 12" thick brick wall on the front across the front building line with decorative post one foot off the alley.

Occupancy permit shall not issue until all conditions of this Order are met and complied with. Further, the Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.